





91-163-A

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 1/14/91

Posted for: Athanasios Reglas, et ux

Petitioner: Athanasios Reglas, et ux

Location of property: 239 Riverside Ave., 370' E of Central Ave.

Location of Sign: 239 Riverside Ave., across 10' E of Central Ave.

Remarks: on property of Baltimore

Posted by: [Signature] Date of return: 1/24/91

Number of Signs: 7

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 1-25-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-24-1991.

THE JEFFERSONIAN,  
S. Zele Olson  
Publisher

\$ 35.18

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date: 2/21/91 Account: R-001-6150  
Number: 91-163

DESCRIPTION	QTY	PRICE
PUBLIC HEARING FEES	1	\$90.18
POSTING SIGNS / ADVERTISEMENTS	1	\$90.18
TOTAL:		\$90.18

LAST NAME OF OWNER: REGLAS

Joey Cope

Please Make Checks Payable To: Baltimore County 10149A002-21-91 \$90.18

Cashier Validation

**Baltimore County Government**  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

DATE: 2-11-91

Mr. & Mrs. Athanasios Reglas  
237 Riverview Avenue  
Baltimore, Maryland 21222

RE: Case Number: 91-163-A  
S/S Riverview Avenue, 370' E of Central Avenue  
237 Riverview Avenue  
12th Election District - 7th Councilmanic  
Petitioner(s): Athanasios Reglas, et ux  
HEARING: THURSDAY, FEBRUARY 21, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 90.18 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post sign(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Anthony J. DiPaula, Esq.

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**Dundalk Eagle**

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

January 24, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Notice of Hearing - Case #91-163-A - P.O. #0110268 - Reg. #M46332 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 25th day of January 1991; that is to say, the same was inserted in the issues of January 24, 1991.

Kimbel Publication, Inc.  
per Publisher.  
Kimbel Clarke

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date: 1/14/91 Account: R-001-6150  
Number: 09100852

COPIES	QTY	PRICE
740 - PHOTOCOPIES	01	\$1.00
TOTAL:		\$1.00

04AC4#001341CHRC \$1.00  
Please Make Checks Payable To: Baltimore County 10149A002-21-91  
NEXT BUSINESS DAY

Cashier Validation

**Baltimore County Zoning Commissioner**  
Office of Planning and Zoning  
Towson, Maryland 21204  
(801) 887-3353

J. Robert Haines  
Zoning Commissioner

November 7, 1990

Mr. & Mrs. Athanasios Reglas  
237 Riverview Avenue  
Baltimore, Maryland 21222

Dennis F. Rasmussen  
County Executive

RE: CASE NUMBER: 91-163-A  
LOCATION: S/S Riverview Avenue, 370' E of Central Avenue  
237 Riverview Avenue

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 21, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is December 6, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens  
(301) 887-1591

cc: Anthony DiPaula, Esq.

**Baltimore County Government**  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

January 14, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-163-A  
S/S Riverview Avenue, 370' E of Central Avenue  
237 Riverview Avenue  
12th Election District - 7th Councilmanic  
Petitioner(s): Athanasios Reglas, et ux  
HEARING: THURSDAY, FEBRUARY 21, 1991 at 11:00 a.m.

Variance to allow a rear yard building setback of 28 ft. in lieu of 30 ft. as required, and to allow a lot width of 50 ft. in lieu of the required 55 ft.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. & Mrs. Reglas  
Anthony J. DiPaula, Esq.

**Baltimore County Government**  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

December 6, 1990

Anthony J. DiPaula, Esquire  
614 Bosley Avenue  
Towson, MD 21204

RE: Item No. 197, Case No. 91-163-A  
Petitioner: Athanasios Reglas, et ux  
Petition for Residential Variance

Dear Mr. DiPaula:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Athanasios Reglas  
237 Riverview Road  
Baltimore, MD 21222

**Baltimore County Government**  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

Your petition has been received and accepted for filing this 2nd day of November, 1990.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Athanasios Reglas, et ux  
Petitioner's Attorney: Anthony J. DiPaula



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Athanasios Reglas, Item No. 197

The petitioner is requesting a Variance to permit a 50 ft. width in lieu of the minimum 55 ft. required. Staff has the following comments on the above request:

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?
2. Are adequate front, side and rear yard setbacks being provided on the site?
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.
- Any applications for building permits shall include a copy of the site plan and the commissioner's "Findings of Fact and Conclusion of Law," provided by the applicant.

The site plan should be amended to indicate that the original dwelling will be razed. If the dwelling is not razed, staff recommends that a restriction requiring the removal of kitchen facilities and prohibiting occupation be imposed.

received  
11/17/90

Athanasios Reglas, Item No. 197  
Page 2  
January 10, 1991

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM197/2AC1

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500  
Paul H. Reincke  
Chief

NOVEMBER 21, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ATHANASIOS REGLAS  
Location: #237 RIVERVIEW AVENUE  
Item No.: 197 Zoning Agenda: NOVEMBER 20, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Proposed panhandle driveway shall be in accordance with Baltimore County Council Bill No. 172-89 and resolution No. 52-89.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. Chapter 22

REVIEWER: *Paul H. Reincke* Noted and Approved *Paul H. Reincke*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

received  
11/24/90

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: November 16, 1990  
FROM: Robert W. Bowline, P.E.  
RE: Zoning Advisory Committee Meeting for November 20, 1990

The Developers Engineering Division has reviewed the subject matter items and has no comments for Items 185, 186, 171, 172, 173, 174, 175, 182, 183, 184, 185, 186, 190, 191, 192, 197 and 198.

Item 194 is subject to the previous County Review Group comments.

*Robert W. Bowline*  
Robert W. Bowline, P.E., Chief  
Developer Engineering Division

DWB:s

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

PERMIT #: *91-163-A*  
RECEIPT #: *91-163-A*  
CONTROL #: *91-163-A*  
XREF #:

PROPERTY ADDRESS: *237 Riverview Ave.*  
SUBDIV: *SAH Helena*  
TAX ACCOUNT #: *70070 3570* DISTRICT/PRECINCT: *12*  
OWNER'S INFORMATION (LAST, FIRST, MIDDLE): *Reglas, Athanasios*  
NAME: *Reglas, Athanasios*  
ADDR: *237 Riverview Ave. 21204*

APPLICANT INFORMATION  
NAME: *Athanasios Reglas*  
COMPANY: *Reglas Construction*  
ADDRESS: *Same address*  
PHONE #: *28-0474* MHC LICENSE #: *12*  
APPLICANT SIGNATURE: *Athanasios Reglas* TRACT: *BL* BLOCK: *105*  
PLANS: *CONS. 2 PLAT 1* DATA: *EL. 1 PL.*  
CONTR: *Reglas Construction* SELAR:

DESCRIBE PROPOSED WORK: *Construct SFD 27'6" x 27' x 23' = 742 sq ft. 2 bldgms. existing SFD on property to be razed when new DR completed*

NON-RESIDENTIAL  
09. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY  
10. CHURCH, OTHER RELIGIOUS BUILDING  
11. FENCE (LENGTH, HEIGHT)  
12. INDUSTRIAL, STORAGE BUILDING  
13. PARKING GARAGE  
14. SERVICE STATION, REPAIR GARAGE  
15. HOSPITAL, INSTITUTIONAL, NURSING HOME  
16. OFFICE, BANK, PROFESSIONAL  
17. PUBLIC UTILITY  
18. SCHOOL, COLLEGE, OTHER EDUCATIONAL  
19. SIGN  
20. STORE, MERCANTILE, RESTAURANT  
21. SPECIFY TYPE  
22. SWIMMING POOL  
23. TANK, TOWER  
24. TRANSIENT HOTEL, MOTEL (NO. UNITS)  
25. OTHER

TYPE OF IMPROVEMENT  
1. NEW BLDG CONST  
2. ADDITION  
3. ALTERATION  
4. REPAIR  
5. WRECKING  
6. MOVING  
7. OTHER

TYPE OF FOUNDATION  
1. SLAB  
2. BLOCK  
3. CONCRETE

TYPE OF HEATING FUEL  
1. GAS  
2. OIL  
3. COAL  
4. ELECTRICITY  
5. OTHER

TYPE OF SEWAGE DISPOSAL  
1. PUBLIC SEWER  
2. PRIVATE SYSTEM  
3. EXISTING  
4. PROPOSED

TYPE OF WATER SUPPLY  
1. PUBLIC SYSTEM  
2. PRIVATE SYSTEM  
3. EXISTING  
4. PROPOSED

OWNERSHIP  
1. PRIVATELY OWNED  
2. PUBLICLY OWNED  
3. SALE  
4. RENTAL

RESIDENTIAL CATEGORY  
1. DETACHED  
2. SEMI-DET.  
3. GROUP  
4. TOWNHOUSE  
5. MIDRISE  
6. HIGHRISE

GARAGE DISPOSAL  
1. YES  
2. NO  
3. OTHER

APPROVAL SIGNATURES  
DATE

BUILDING SIZE  
FLOOR: *143.4*  
WIDTH: *27'6"*  
DEPTH: *27'*  
HEIGHT: *32'*  
SPACES: *124000*  
LOT # *5*  
CORNER LOT  
1. YES  
2. NO

LOT SIZE AND SETBACKS  
BLD INSP: *122*  
BLD PLAN: *122*  
FIRE: *122*  
SEI: *122*  
ZONING: *122*  
SUB SEW: *122*  
CONTRACT: *122*  
PLANNING: *122*  
PERMITS: *122*

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

BALTIMORE COUNTY MARYLAND  
DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204

PERMIT #: *91-163-A*  
DATE ISSUED: *11/20/90* TAX ACCOUNT #: *70070 3570* CLASS: *04*

PLANS: *CONS. 2 PLAT 1* DATA: *EL. 1 PL.*  
LOCATION: *237 RIVERVIEW AV*  
SUBDIVISION: *SAH Helena*

OWNERS INFORMATION  
NAME: *ATHANASIOS REGLAS*  
ADDR: *237 RIVERVIEW AVE. 21204*

TECHNICAL  
CONTR: *OWNER*  
ENGR: *OWNER*  
SEAL: *OWNER*

WORK: *CONSTRUCT A 1 STORY ADDITION WITH 2 BLDG SPACE ON FRONT OF EXISTING SFD FOR 2 BLDG. EXISTING SFD TO BE RAZED TO PROVIDE A 1 BEDROOM. 2000-12-000 SFD PLANS MAILED PER 1. BLDG.*

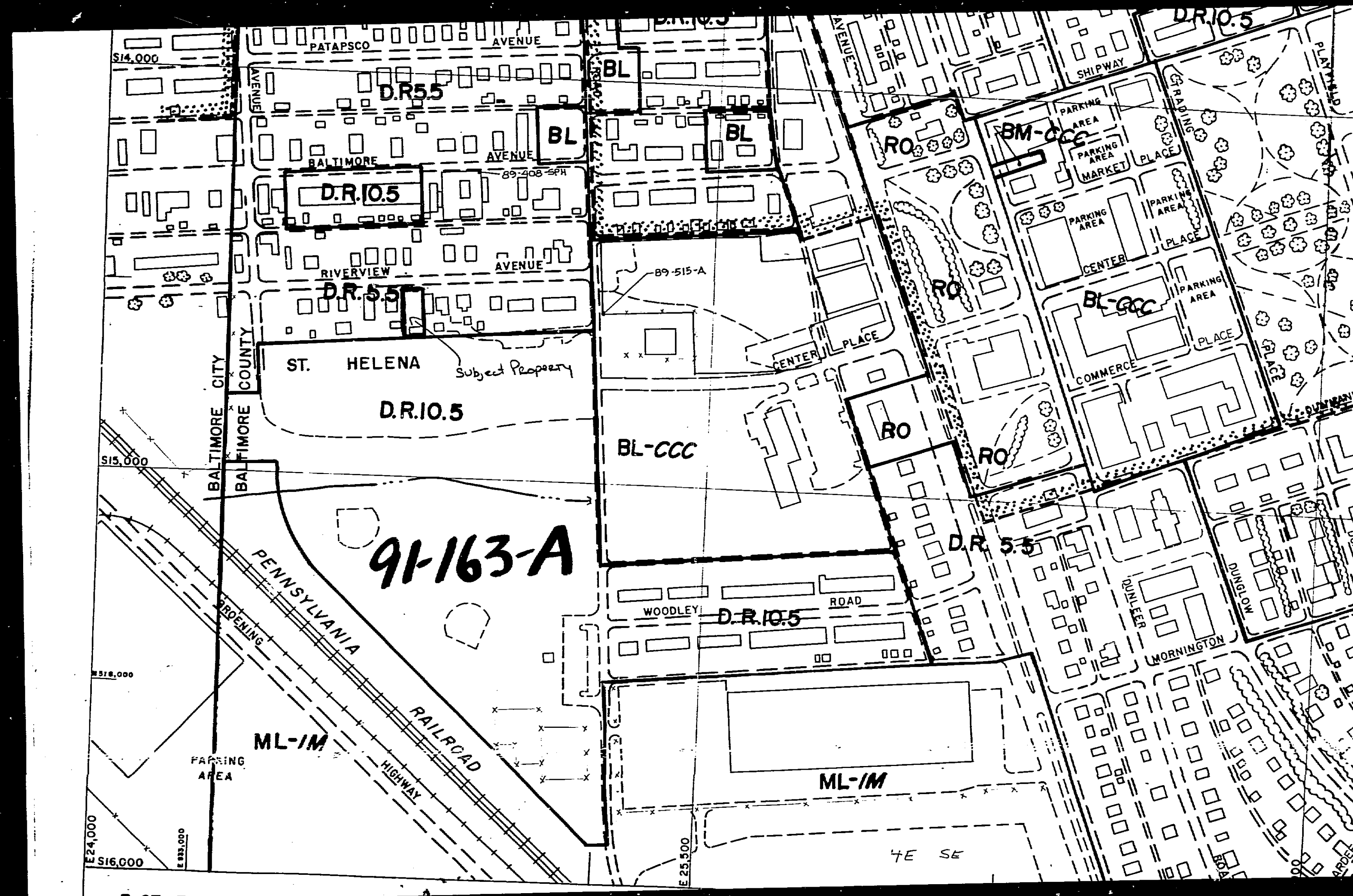
BLDG. CODE: *1 AND 2 FAM. CODE*  
RESIDENTIAL CATEGORY: *09*  
ESTIMATED 1. PROPOSED USE: *SALE & ADDITION*  
2000.00 EXISTING USE: *SEW*

TYPE OF IMPRV: *ADDITION*  
USE: *ONE FAMILY*  
FOUNDATION: *EXISTING*  
SEWAGE: *PUBLIC EXIST*  
WATER: *PUBLIC EXIST*

LOT SIZE AND SETBACKS  
SIZE: *650/000/120/000*  
FRONT STREET: *80'*  
SIDE STREET: *80'*  
SIDE SETB: *NC/MC*  
SIDE STR SETB: *NC*  
REAR SETB: *NC*

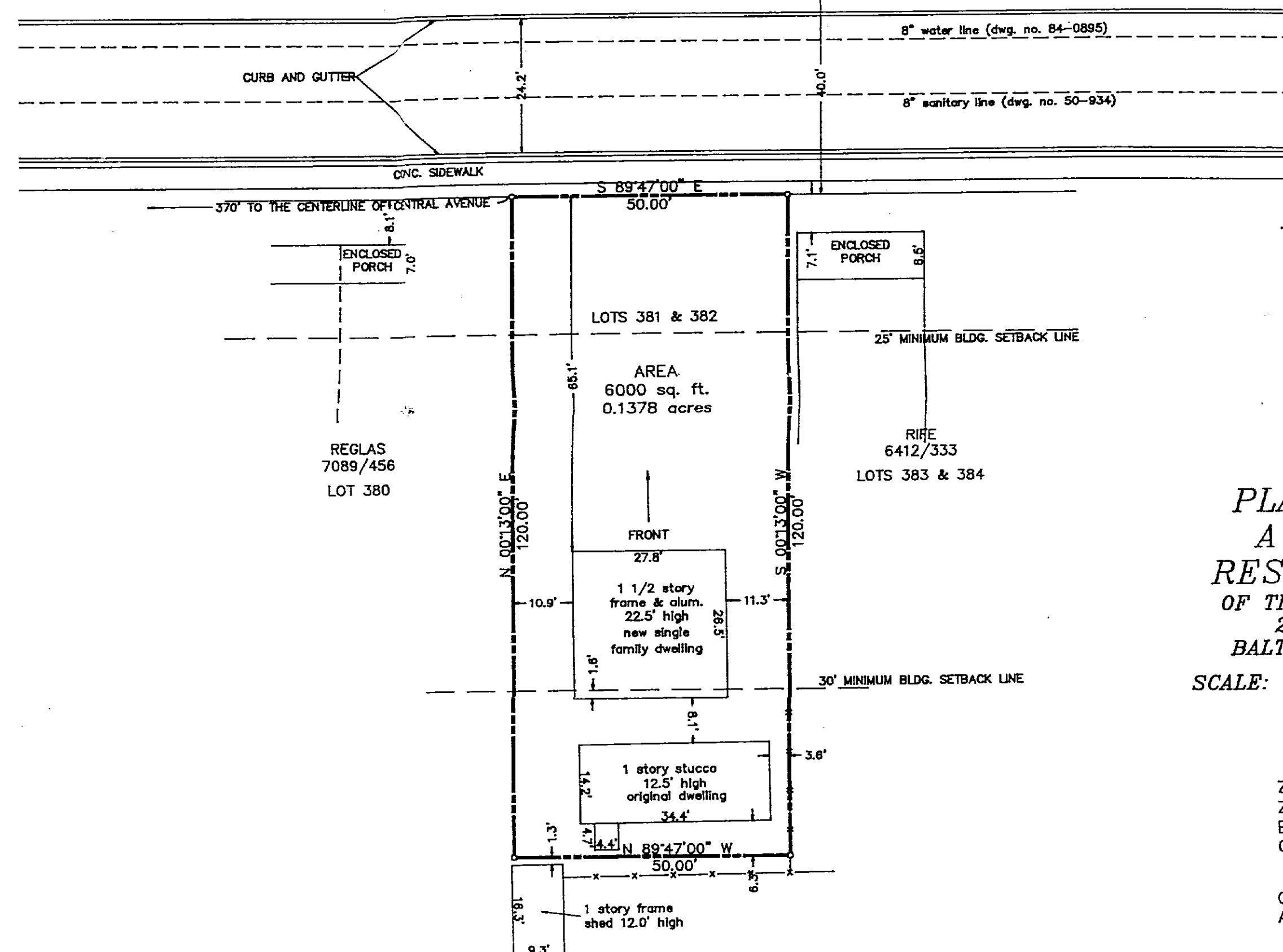
THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.





# RIVERVIEW AVENUE



PLAT TO ACCOMPANY  
A PETITION FOR A  
RESIDENTIAL VARIANCE  
OF THAT PROPERTY LOCATED AT  
237 RIVERVIEW AVENUE  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 20' DATE: 10/8/90

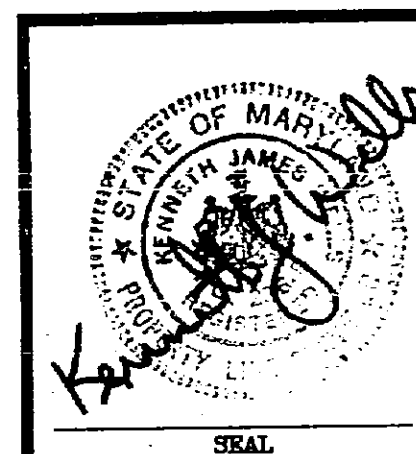
**PETITIONER'S  
EXHIBIT 1**

91-163A

ZONED: DR 5.5  
ZONING MAP: S.E. 4E  
ELECTION DISTRICT NO. 12  
COUNCILMANIC DISTRICT NO. 7

OWNER:  
ATHANASIOS REGLAS & GEORGINE MARY REGLAS

PLAT REFERENCE: PLAN OF ST. HELENA 1/80



**KJW**

KENNETH J. WELLS, INC.

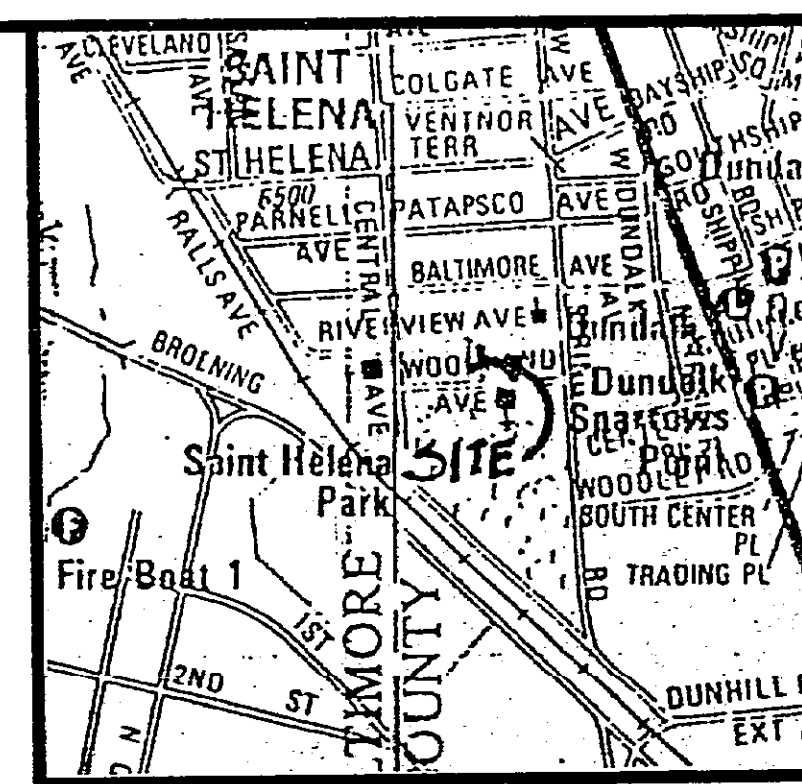
P.O. BOX 28436  
BALTIMORE, MARYLAND  
(301) 665 - 3242

LAND SURVEYORS

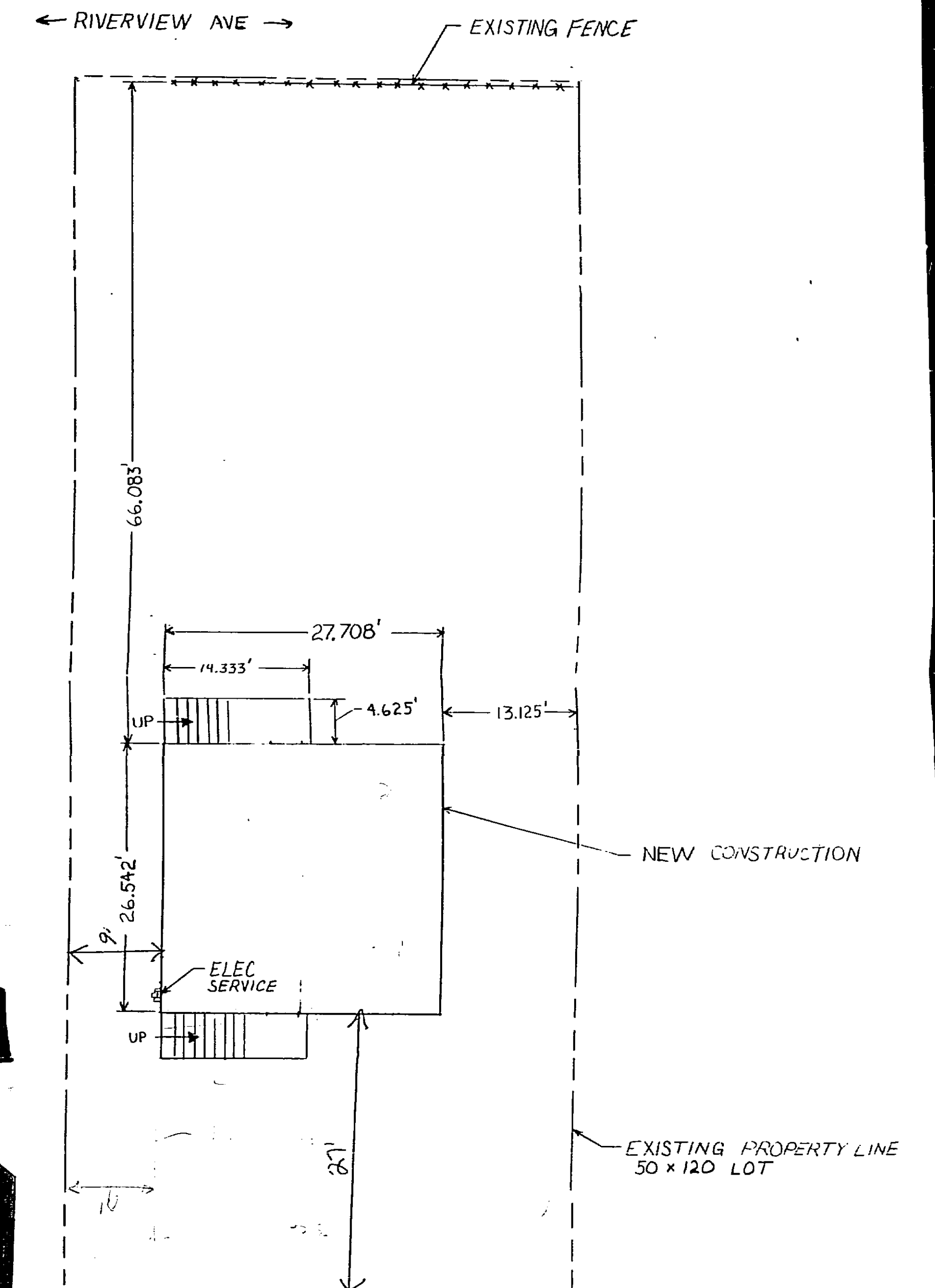
91-163-A

NOTE:  
THE DIMENSIONS LOCATING THE BUILDING AND/OR IMPROVEMENTS SHOWN  
HEREON ARE APPROXIMATE AND ARE NOT TO BE USED TO ESTABLISH  
PROPERTY LINES OR CORNERS.

197



VICINITY MAP  
SCALE: 1" = 1000'



PLAN VIEW

SCALE: 1" = 10'



7 Aug 90



7 Aug 90



**PETITIONER'S  
EXHIBIT # 2**





91-163-A

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DUNDALK	S.E. 4-E
DATE OF PHOTOGRAPHY JANUARY 1986		